

2023 Property Tax & Assessment Information



Important Reminders

- ✦ If you are not a Tax Instalment Payment Plan (TIPP) participant, taxes are due **June 30, 2023**. If you are on a TIPP, no action is required and your payments will be automatically adjusted.
- ✦ Please note, a penalty of 5% will be added to unpaid balances after June 30, 2023, and again on November 30, 2023.
- ✦ If you are paying through your bank, please select 'Wheatland County—Taxes' and use your roll number as the account number.
- ✦ If you own more than one property, you will need to pay for each property separately, using the roll number for each individual property.



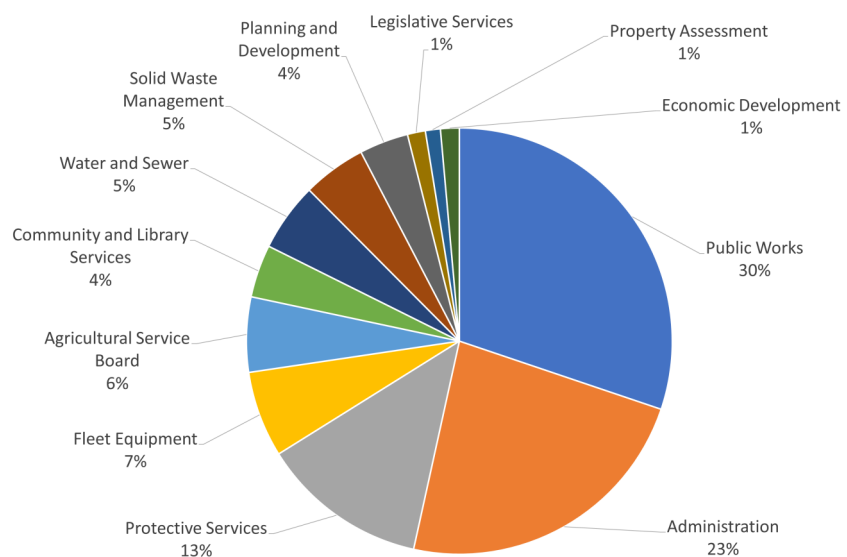
2023 BUDGET AND FINANCIAL DETAILS

Property taxes make up 71% of the County's Operating Budget. Other sources of revenue include permits, licenses, grants, and investment income.

Around 25% of the property tax that Wheatland County collects is on behalf of the Government of Alberta.

The remaining taxes pay for critical services for residents such as infrastructure maintenance, protective services (fire, emergency management, peace officers), planning, parks, etc.

2023 Operating Budget



2023 Property Tax & Assessment Information



ABOUT YOUR ASSESSMENT

Wheatland County uses the general assessment (a total re-evaluation of all properties as of July 1, 2022) in accordance with the Municipal Government Act (MGA) and provincial statutes.

The assessment roll is available for inspection at the Administration Office and a digital version can be found on our website. An individual summary of your assessment is available online through the GIS map on our website.

Market value is used to determine assessment. Market value is the price a property would likely yield if sold after adequate time and exposure on the open market by a willing seller to a willing buyer as of July 1, 2022. The Assessor determines this figure by analyzing sale transactions for similar property types. Other factors considered include the age, size, type, and quality of the property, zoning, and proximity to urban centres. *Note: Farmland, Linear, and Machinery & Equipment are not assessed at market value; they have a regulated rate valuation.*

You can judge the assessment by asking yourself if the assessment reflects what you could have received for your property had you sold it on July 1, 2022. If the assessment is not close, you should contact us for clarity on how the assessment was determined.

Access to Property Assessment Information:

A taxpayer has the right to receive or see all assessment-related information about their own property. Section 299 of the MGA entitles you to see or receive sufficient information to show how the Assessor prepared the assessment of your property. A taxpayer has the right to receive a summary of information on properties similar to theirs as per the MGA, Section 300. They are not entitled to receive unlimited information or information that is not related to the current tax year. Please contact us at 403-934-3321 if you need more information.



ASSESSMENT COMPLAINTS

- **You cannot appeal taxes**, however, you can file a complaint against the assessed value of your property.
- **Prior to filing a complaint**, please contact our Assessment Department and review the guidelines from Alberta Municipal Affairs, which are available on our website.
- **If you would still like to pursue a complaint**, you may file a written complaint to the Clerk of the Assessment Review Board. Visit our website for the forms and procedure.
- **If you have filed a complaint against your assessment**, you must still pay your property taxes by the due date to avoid penalties. If a decision on your complaint results in a lower assessment, the tax reduction will be credited to the roll number.

For more information, visit www.wheatlandcounty.ca/assessment/



403-934-3321



admin@wheatlandcounty.ca



www.wheatlandcounty.ca



242006 Range Road 243, Wheatland County, AB, T1P 2C4

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HOW TAXES ARE CALCULATED

Each year, Wheatland County Council approves the budget required to support services. From this amount, sources of revenue other than property tax (such as license fees, permits, and provincial grants) are subtracted. The balance is the amount raised by property taxes. The tax rates reflect the amount of taxes paid for every \$1,000 of assessed value.

	Tax Rate (per \$1,000) for Assessment Class							
Requisition	Residential		Farmland		Non-residential		Machinery and Equipment	
Tax Year	2023	2022	2023	2022	2023	2022	2023	2022
Wheatland County	3.1451	3.4159	13.0883	12.7659	8.1289	8.6174	8.1289	8.6174
Wheatland Housing	0.0947	0.0743	0.0947	0.0743	0.0947	0.0743	0.0947	0.0743
Education**	2.3267	2.5651	2.3267	2.5651	3.5571	3.8712	N/A	N/A
Total Tax Rate	5.5665	6.0553	15.5097	15.4053	11.7807	12.5629	8.2236	8.6917
Designated Industrial Property Levy	N/A	N/A	0.0746	0.0766	0.0746	0.0766	0.0746	0.0766
Total for Designated Industrial Property	N/A	N/A	15.5843	15.4819	11.8553	12.6395	8.2982	8.7683

**The County collects education taxes on behalf of Alberta Education

Example Residential 2023 tax calculation: $100,000 \times 5.5665 / 1,000 = \556.65

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Have you heard about Wheatland County's new bi-monthly digital newsletter? Stay up-to-date on Wheatland County news by subscribing TODAY!

Wheatland County continually strives to improve transparent communications with our residents. The purpose of the bi-monthly digital newsletter is to keep residents better informed of what's happening in the County.

To subscribe, scan the QR code below or visit our website at www.wheatlandcounty.ca/newsletter/



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PAYMENT METHODS

TIPP (Tax Installment Payment Plan): By signing up for the TIPP, your taxes will be direct debited automatically on the first day of every month. Sign up before June 30, 2023 to avoid penalties. Visit www.wheatlandcounty.ca/taxes/ for more information and the TIPP application form.

Auto Payment Withdrawal Option: If you don't want to join a TIPP this year or have tax arrears, you can choose the monthly payment amount you would like withdrawn from your account. Payments are made by direct debit on the 15th (or next business day) of every month.

Bank (In Person, Online, or By Phone): Add 'Wheatland County—Taxes' as the payee and use the roll number on your tax notice as your account number. Allow 3-5 business days for processing. If you have more than one roll number, please apply payments to each roll number. Incorrectly applied payments may result in a late penalty.

PaySimply.ca: Pay your taxes online by credit card, interact e-transfer, or PayPal. Visit www.wheatlandcounty.ca/taxes/ and click on 'PaySimply.' For the account number you must enter the roll number.

Cheque or Money Order: Mail a cheque or money order to the Wheatland County Administration Office on or before the due date and include your roll number(s) with the payment. Cheques and money orders can also be dropped off in person or into the deposit box at the Wheatland County Administration Office.

Cash or Debit: Pay in person at the Wheatland County Administration Office. Credit cards are not accepted.

Mortgage Company: If you pay taxes to a mortgage company/bank, the company will receive a copy of your tax and assessment notice and submit payment on your behalf.

Seniors - There is a provincial program that will allow you to defer all or part of your property taxes through a home equity loan with the Government of Alberta.

Call 1-877-644-9992 or go online to <https://www.alberta.ca/seniors-property-tax-deferral-program.aspx> to find out more about this program. Applications must be received 30 days prior to the tax deadline.

For more information, visit www.wheatlandcounty.ca/taxes/



PENALTIES

TAXES ARE DUE JUNE 30, 2023. Accounts not paid in full as of June 30, 2023 are penalized 5% on unpaid taxes.

The late payment penalty is not a daily interest charge, but a fixed percentage. For example, if your unpaid taxes are \$1,000 after June 30, 2023, a penalty of \$50 is added to the property tax roll. An additional 5% penalty is applied on outstanding balances after November 30, 2023.

If your bank does not honour your cheque or TIPP installment, a service charge of \$30 is added.

